147.0	0006	0003.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	881,200 / 881,200
					USE VALUE:	881,200 / 881,200
					ASSESSED:	881,200 / 881,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
68		PINE RIDGE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ALMEIDA MARIO J/ TRUSTEE
Owner 2:	ALICE M ALMEIDA IRREVOCABLE TR
Owner 3:	
Street 1:	68 PINE RIDGE RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	ALMEIDA ALICE M -
Owner 2:	-
Street 1:	68 PINE RIDGE RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 9,309 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1954, having primarily Brick Veneer Exterior and 3379 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9309.000	319,600	2,200	559,400	881,200
Total Card	0.214	319,600	2,200	559,400	881,200
Total Parcel	0.214	319,600	2,200	559,400	881,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 260.77 | /Parcel: 260.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 96808
GIS Ref:
GIS Ref:
Insp Date: 06/09/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 147.0-0006-0003.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	319,600	2200	9,309.	559,400	881,200	881,200	Year End Roll	12/18/2019
2019	101	FV	262,600	2200	9,309.	524,500	789,300	789,300	Year End Roll	1/3/2019
2018	101	FV	262,600	2200	9,309.	433,500	698,300	698,300	Year End Roll	12/20/2017
2017	101	FV	262,600	2200	9,309.	398,600	663,400	663,400	Year End Roll	1/3/2017
2016	101	FV	262,600	2200	9,309.	363,600	628,400	628,400	Year End	1/4/2016
2015	101	FV	261,400	2300	9,309.	356,600	620,300	620,300	Year End Roll	12/11/2014
2014	101	FV	261,400	2300	9,309.	331,500	595,200	595,200	Year End Roll	12/16/2013
2013	101	FV	261,400	2300	9,309.	315,400	579,100	579,100		12/13/2012

!11510!

PRINT

Date	Time
12/11/20	01:40:29

LAST REV

Date	Time
07/11/19	13:02:49
mmcmakin	
11510	

USER DEFINED

Prior Id # 1:	96808
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ALMEIDA ALICE M	72811-269	1	6/24/2019	Convenience	1	No	No		
ALMEIDA MARIO R	72806-281	1	6/21/2019	Convenience	1	No	No		
	12985-170		5/28/1976		60,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/14/2006	464	Re-Roof	27,200			G7	GR FY07	

ACTIVITY INFORMATION

Date	Result	By	Name
6/9/2018	Meas/Inspect	HS	Hanne S
11/19/2008	Meas/Inspect	163	PATRIOT
1/14/2000	Inspected	264	PATRIOT
11/17/1999	Measured	272	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9309		Sq. Ft.	Site		0	80.	0.75	9									559,419						559,400	

Total AC/HA: 0.21371 | Total SF/SM: 9309 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 559,419 | Spl Credit | Total: 559,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	8 - Brick Veneer		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1954	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	6 - Average		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:	1	Rating:	Fair
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.14715910
Const Adj.:	1.01969993
Adj $ / SQ:	111.127
Other Features:	128250
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	463189
Depreciation:	143589
Depreciated Total:	319601

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

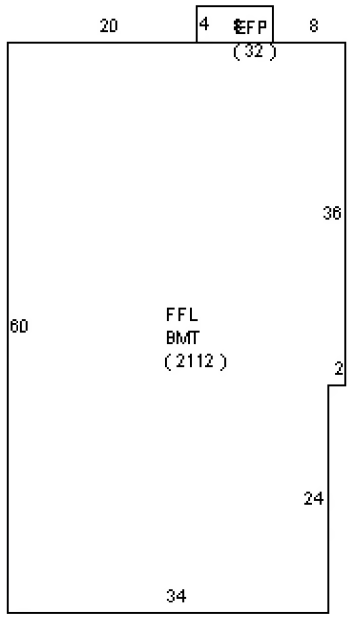
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	111.13
Special Features:	0	Val/Su Net:	75.09
Final Total:	319600	Val/Su SzAd	151.33

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	2,112	46.340	97,870
FFL	First Floor	2,112	111.130	234,700
EFP	Enclos Porch	32	74.030	2,369

Net Sketched Area:	4,256			Total:	334,939
Size Ad	2112	Gross Are	4256	FinArea	3379

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	60		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 147.0-0006-0003.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	31X33	A	AV	1995	2.62	T	19.2	101			2,200			2,200

More:	N	Total Yard Items:	2,200	Total Special Featues:		Total:	2,200